



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: November 15, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager *[Signature]*

FROM: Deborah Woldruff, AICP, Community Development Director *[Signature]*

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 05-06 - A request to demolish the existing Spreen Honda dealership storefront, interior offices, service write-up kiosk and add approximately 26,000 square feet that includes a new showroom and offices, car-wash and detailing building, and a four-bay express lube center located at approximately 1,100 feet east of the centerline of Anderson Street on the north side of Redlands Boulevard (25050 Redlands Boulevard; APN 0281-381-03).

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Adopt the Negative Declaration;
2. Approve PPD No. 05-06 based on the Findings, and subject to the attached Conditions of Approval (Revised October 5, 2005).

BACKGROUND

Under Precise Plan of Design No. 89-12, the existing Spreen Honda dealership was approved in early 1991 as a new and used auto dealership with an associated repair facility and a car washing facility.

On June 8, 2005, the applicant submitted a Precise Plan of Design application to demolish portions of the existing dealership and remodel with additional showroom space and a new lube and oil change facility.

On June 28, 2005 and August 23, 2005, the Administrative Review Committee (ARC) reviewed the project and forwarded it to the Planning Commission with a recommendation for approval. The draft environmental document was prepared and the ARC comments have been incorporated into the project.

On October 5, 2005, the Planning Commission reviewed and forwarded a recommendation to approve the above referenced project to the City Council.

ANALYSIS

Site Analysis Currently, the project site consists of one (1) developed parcel surrounded by commercial developments. The properties to the east, west and south are zoned General Commercial (C-G) and are developed with auto dealerships, a sit-down restaurant and mixture of commercial retail and services and antique shops. The property to the north is the Interstate 10 freeway.

The proposed project will demolish portions of the existing Spreen Honda dealership and add approximately 26,000 square feet of new square footage. The proposed site plan indicates that the project will add a new lube center to the western portion of the project site, expand the existing drive-up service area, enlarge the showroom along Redlands Boulevard and provide additional offices. The new carwash and detail building is proposed at the center of the existing dealership surrounded by the existing showroom and service bays to the north, south and east. The west side of the carwash building will be visible and open to the in-service parking area and new vehicle staging area.

The proposal indicates two entrances from Redlands Boulevard, one directly off of Redlands Boulevard and one off of a loop road that provides access to all of the dealerships in the vicinity. These two entrances are existing and no new access points or modifications to existing entrances are required.

The subject site is approximately 540 feet by 370 feet in size, with a front yard building setback along Redlands Boulevard identified as 133 feet. The side-yard setback is identified as 59 feet to the west and 85 feet to the east from the new addition. The rear-yard setback is identified at 78 feet from the existing building. The East Valley Corridor Specific Plan requires a minimum of 25 foot front and street side-yard setbacks and a zero rear-yard setback if not adjacent to residential development. The customer and employee parking will be located to the east of the proposed building.

The existing landscape in and around the facility will be protected in place. Additional landscaping is proposed at the western portion of the project adjacent to the new lube and oil facility. The project indicates incorporation of African Sumac trees, Queen Palms, Day Lily, Privet, and Indian Hawthorne around the parking spaces near Redlands Boulevard. The existing and additional proposed landscaping meets the requirements of the East Valley Corridor Specific Plan.

The project consists of 329 parking spaces, including seven (7) accessible parking spaces with two van accessible spaces. Per East Valley Corridor Specific Plan parking requirement, the total number of parking required for this project is 229 parking spaces for display area, offices, warehousing, and auto repair. By providing a total of 329 parking spaces, the applicant meets and exceeds the minimum parking requirement for auto dealership with ancillary uses.

Because the project proposes buildings that exceed 20,000 square feet, the Planning Commission is advisory to the City Council. The City Council is the final, reviewing authority for these types of projects pursuant to LLMC §2.24.050(B)(1) (Advisory).

Architecture Analysis The building incorporates varying vertical heights and setbacks to allow for interest in the auto dealership. The exterior of the building will be made up of a “natural white sand-pebble” stucco covered wall with Honda blue band along all four sides of the building. The main entrance is proposed with a blue cylindrical façade (tower) that will display the large Honda emblem in silver metallic color. The tower element is approximately 28 feet with minor articulations at the top and at the mid-point to provide visual interest. On the front elevation, along Redlands Boulevard, the applicant is proposing to incorporate a wavy blue band to the east side of the façade. The proposed elevation is a signature Honda Corporate design and all of the Honda dealerships are required to change the colors and elevations of their structures in the next several years.

The windows are flat-square clear glass with silver anodized frames. The smaller windows located on the upper section of the building face will break up the plain building wall along east, north and west sides of the building. The building also incorporates different roof lines to articulate the massing. A flat roof is proposed along all four sides of the building to match the existing roofline. The proposal has a maximum vertical height of 28 feet, with the lowest point at 18 feet in height.

Precise Plan of Design Findings. According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

“If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections.”

The project is consistent with the existing and Draft General Plan Land use designations and in compliance with the C-G zone, which permits auto dealerships, and related uses (pursuant to the East Valley Corridor Specific Plan, Chapter 7, Section EV3.0710). The proposed auto sales use is compatible with the existing and future land uses in the surrounding area.

The project will provide improvements in the form of a 26,000 square foot addition to the existing auto dealership with on-site improvements including parking, lighting, landscaping and other related improvements. Staff recommends approval of the project because it will allow a local business to grow and expand, and also, because the project will not adversely affect property values in the vicinity, or unreasonably interfere with the use and enjoyment of nearby properties. The project will not adversely affect the public peace, health, safety or general welfare of the community.

ENVIRONMENTAL

On September 14, 2005, staff prepared the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to adopt a Negative Declaration. The mandatory CEQA public review began on Thursday, September 15, 2005 and ended on Wednesday, October 5, 2005. All of the potential project impacts identified in the Initial Study are below a level of significance.

A description of the project environmental determination for a Negative Declaration is contained in Attachment A, October 5, 2005 Planning Commission Staff Report. A copy of the Negative Declaration (NOI/Initial Study) is available in Attachment 3 of Attachment A.

FINANCIAL IMPACT

The proposed project is an existing new and used automobile dealership located within the City of Loma Linda city limits. Currently, the city

ATTACHMENTS

- A. Planning Commission Report (October 5, 2005)
 - 1. Vicinity Map
 - 2. Project Plans (Site, Elevation, and Floor Plans)
 - 3. Negative Declaration (NOI/Initial Study)
 - 4. Conditions of Approval
 - 5. Letter from the Waste Management
- B. Conditions of Approval (Revised on October 5, 2005)